

1 **#REZ-2022-0060**

2 **BILL NO. Z-22-11-19**

3
4 **ZONING MAP ORDINANCE NO. Z-_____**

5 **AN ORDINANCE amending the City of Fort Wayne**
6 **Zoning Map Nos. R-54 and Q-54 (Sec. 5 and 6 of Saint Joseph Township)**

7 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
8 INDIANA:

9 SECTION 1. That the area described as follows is hereby designated a C2 (Limited
10 Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort
11 Wayne, Indiana:

12 A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6
13 AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5 IN
14 TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA BEING FURTHER
15 A PORTION OF THAT PROPERTY DESCRIBED IN DOCUMENT NUMBER 960005245
16 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA IN
17 PARTICULAR DESCRIBED AS FOLLOWS:

18 TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT AN I-BEAM POST
19 AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF
20 SECTION 5 AND THE WEST LINE OF THE BOURIES RESERVE; THENCE SOUTH 19
21 DEGREES 54 MINUTES 45 SECONDS EAST (BEARINGS BASED UPON INDIANA STATE
22 PLANE COORDINATE, EAST ZONE, GRID), A DISTANCE OF 1489.58 FEET TO THE
23 POINT OF BEGINNING INITIALLY REFERRED TO AS SITUATED ON THE SOUTH LINE
24 OF AN 11.802 ACRE RIGHT OF WAY PARCEL FOR INTERSTATE HIGHWAY NO. 469
25 BEING DESCRIBED IN DOCUMENT NUMBER 94-043253 WITHIN THE OFFICE OF THE
26 RECORDER OF ALLEN COUNTY, INDIANA; THENCE NORTH 80 DEGREES 23
27 MINUTES 59 SECONDS EAST ALONG THE SAID SOUTH RIGHT OF WAY, A DISTANCE
28 OF 46.19 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 03 SECONDS EAST AND
29 CONTINUING ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 1073.95 FEET TO
30 THE NORTHWESTERLY RIGHT OF WAY OF NORTH CLINTON STREET (LEO ROAD,
 STATE ROAD NO. 1); THENCE SOUTH 54 DEGREES 59 MINUTES 49 SECONDS WEST
 ALONG SAID NORTHWESTERLY RIGHT OF WAY, A DISTANCE OF 931.23 FEET TO
 THE SOUTHEASTERLY CORNER OF A 0.8609 ACRE PARCEL DESCRIBED IN
 DOCUMENT NUMBER 87-035762 WITHIN THE OFFICE OF THE RECORDER OF ALLEN
 COUNTY, INDIANA; THENCE NORTH 19 DEGREES 54 MINUTES 45 SECONDS WEST
 ALONG THE EAST LINE OF SAID 0.8609 ACRES, A DISTANCE OF 224.10 FEET TO THE
 NORTHEAST CORNER THEREOF; THENCE SOUTH 54 DEGREES 55 MINUTES 37
 SECONDS WEST ALONG THE NORTH LINE OF SAID 0.8609 ACRES, A DISTANCE OF
 150.00 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF
 BEGINNING INITIALLY REFERRED TO; THENCE NORTH 35 DEGREES 04 MINUTES
 23 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 54 DEGREES 55
 MINUTES 37 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT OF CURVE;
 THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A
 RADIUS OF 1225.00 FEET, AN ARC DISTANCE OF 208.75 FEET, THE CHORD OF
 WHICH BEARS SOUTH 59 DEGREES 48 MINUTES 32 SECONDS WEST, 208.50 FEET
 TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A CIRCULAR

1 CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, AN ARC DISTANCE OF
2 131.14 FEET, THE CHORD OF WHICH BEARS SOUTH 59 DEGREES 50 MINUTES 35
3 SECONDS WEST, 130.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54
4 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 252.85 FEET; THENCE
5 NORTH 35 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 210.00 FEET;
6 THENCE SOUTH 54 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF
7 442.55 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A
8 DISTANCE OF 339.60 FEET TO THE NORTH LINE OF A 14.986 ACRE RIGHT OF WAY
9 PARCEL DESCRIBED IN DOCUMENT NUMBER 93-048576; THENCE SOUTH 86
10 DEGREES 55 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE
11 OF 329.13 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SAID NORTH
12 CLINTON STREET; THENCE NORTH 54 DEGREES 56 MINUTES 49 SECONDS EAST
13 ALONG SAID RIGHT OF WAY, A DISTANCE OF 958.32 FEET TO THE WESTERLY
14 LINEN OF THE 0.8602 ACRES AFORESAID; THENCE NORTH 19 DEGREES 54
15 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 224.10 FEET
16 TO THE POINT OF BEGINNING AND CONTAINING 10.250 ACRES OF LAND, MORE OR
17 LESS.

18 and the symbols of the City of Fort Wayne Zoning Map Nos. R-54 and Q-54 (Secs. 5 and 6
19 of Saint Joseph Township), as established by Section 157.082 of Title XV of the Code of the
20 City of Fort Wayne, Indiana is hereby changed accordingly.

21 SECTION 2. If a written commitment is a condition of the Plan Commission's
22 recommendation for the adoption of the rezoning, or if a written commitment is modified and
23 approved by the Common Council as part of the zone map amendment, that written
24 commitment is hereby approved and is hereby incorporated by reference.

25 SECTION 3. That this Ordinance shall be in full force and effect from and after its
26 passage and approval by the Mayor.

27 _____
28 Council Member

29 APPROVED AS TO FORM AND LEGALITY:

30 _____
Malak Heiny, City Attorney

City of Fort Wayne Common Council

DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0060
Bill Number: Z-22-11-19
Council District: 2 – Russ Jehl

Introduction Date: November 22, 2022

Plan Commission
Public Hearing Date: December 12, 2022 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 10.2 acres from NC/Neighborhood Center, C1/Professional Offices and Personal Services, and RP/Planned Residential to C2/Limited Commercial to develop a new corporate campus and development parcels

Location: The west side of the 8900 block of North Clinton Street

Reason for Request: To accommodate the planned development of the Tippmann Group, who is planning to construct outlots between their new corporate campus and the North Clinton Street corridor

Applicant: Tippmann Realty Partners, LLC

Property Owner: Banet-Roy Development

Related Petitions: Rezoning Petitions REZ-2022-0059 and REZ-2022-0061 and Primary Development Plan PDP-2022-0044 for the entire North Clinton Campus development

Effect of Passage: Property will be rezoned to the C2/Limited Commercial zoning district, which will enable development of outlots to accompany Tippmann Group's new corporate campus.

Effect of Non-Passage: The property will remain zoned a patchwork of various residential and commercial zoning districts, all of which are developable but would not meet the needs for the desired investment.

Department of Planning Services
Rezoning Petition Application

Applicant
Applicant Tippmann Realty Partners, LLC
Address 9009 Coldwater Road
City Fort Wayne State IN Zip 46825
Telephone (260) 469-5446 E-mail jwharton@tippmannngroup.com

Contact Person
Contact Person Joe Wharton
Address 9009 Coldwater Road
City Fort Wayne State IN Zip 46825
Telephone (260) 469-5446 E-mail jwharton@tippmannngroup.com

All staff correspondence will be sent only to the designated contact person.

Request
☐ Allen County Planning Jurisdiction ☒ City of Fort Wayne Planning Jurisdiction
Address of the property 8923 North Clinton (Parcel II on the Survey Attached)
Present Zoning NC Proposed Zoning C2 Acreage to be rezoned 10.18
Proposed density See Survey and Development Plan units per acre
Township name St. Joseph Township section # _____
Purpose of rezoning (attach additional page if necessary) The rezoning is necessary to accommodate the planned development of the Tippmann Group which is planning to build their corporate campus on the site along with the development of the remaining site.
Sewer provider City of Ft. Wayne Water provider City of Ft. Wayne

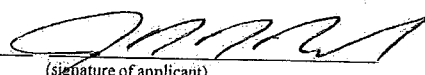
Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.

- ☐ Applicable filing fee
- ☐ Applicable number of surveys showing area to be rezoned (plans must be folded)
- ☐ Legal Description of parcel to be rezoned
- ☐ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Tippmann Realty Partners, LLC

(printed name of applicant)


(signature of applicant)

11/1/22
(date)

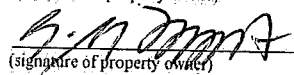
(printed name of property owner)

(signature of property owner)

(date)

Banet-Roy Development Company, LLC

(printed name of property owner)


(signature of property owner)

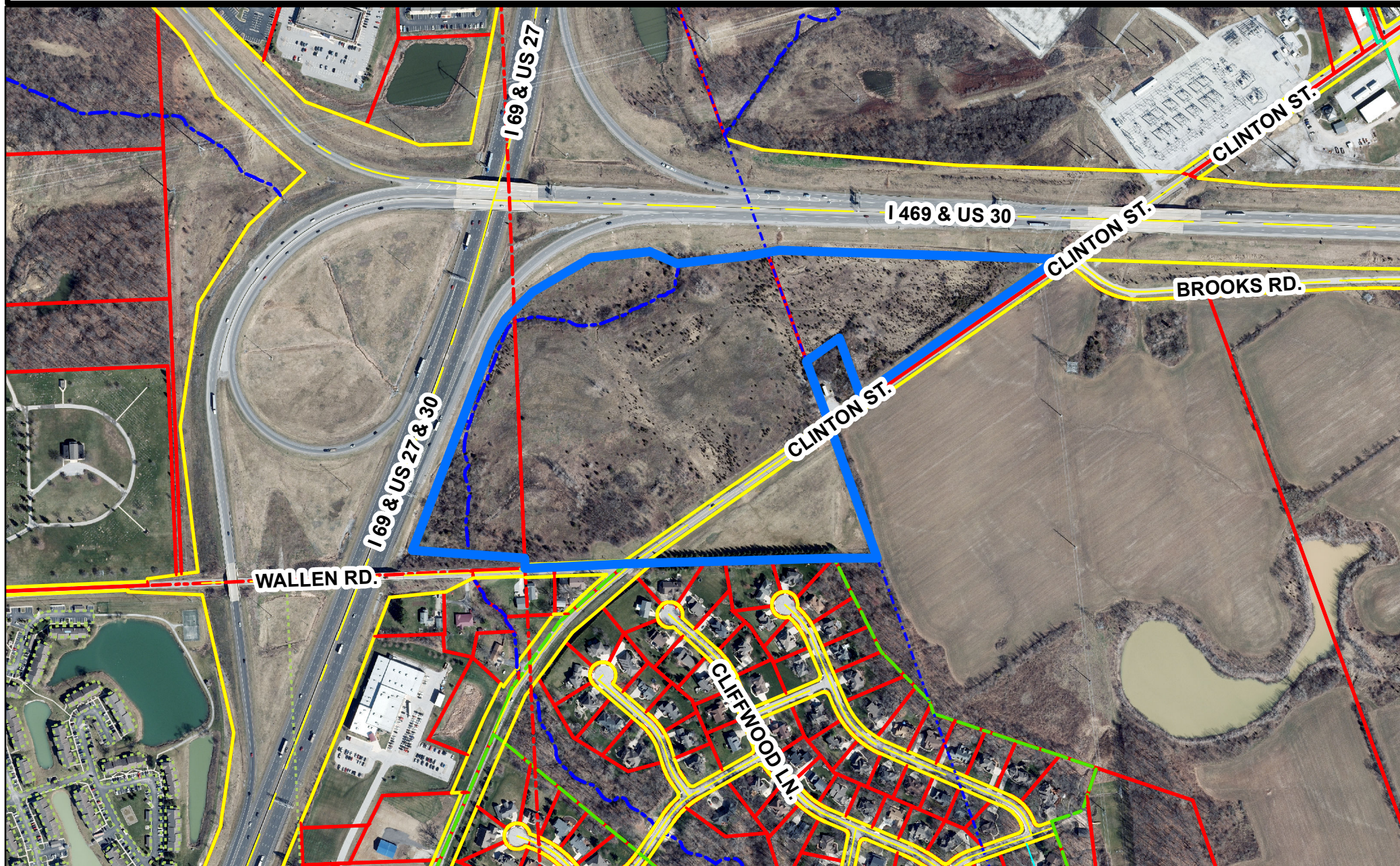
11/1/22
(date)

(printed name of property owner)

(signature of property owner)

(date)

Received <u>11/1/2022</u>	Receipt No. <u>141 909</u>	Hearing Date <u>12/12/22</u>	Petition No. <u>REZ-2022-0060</u>
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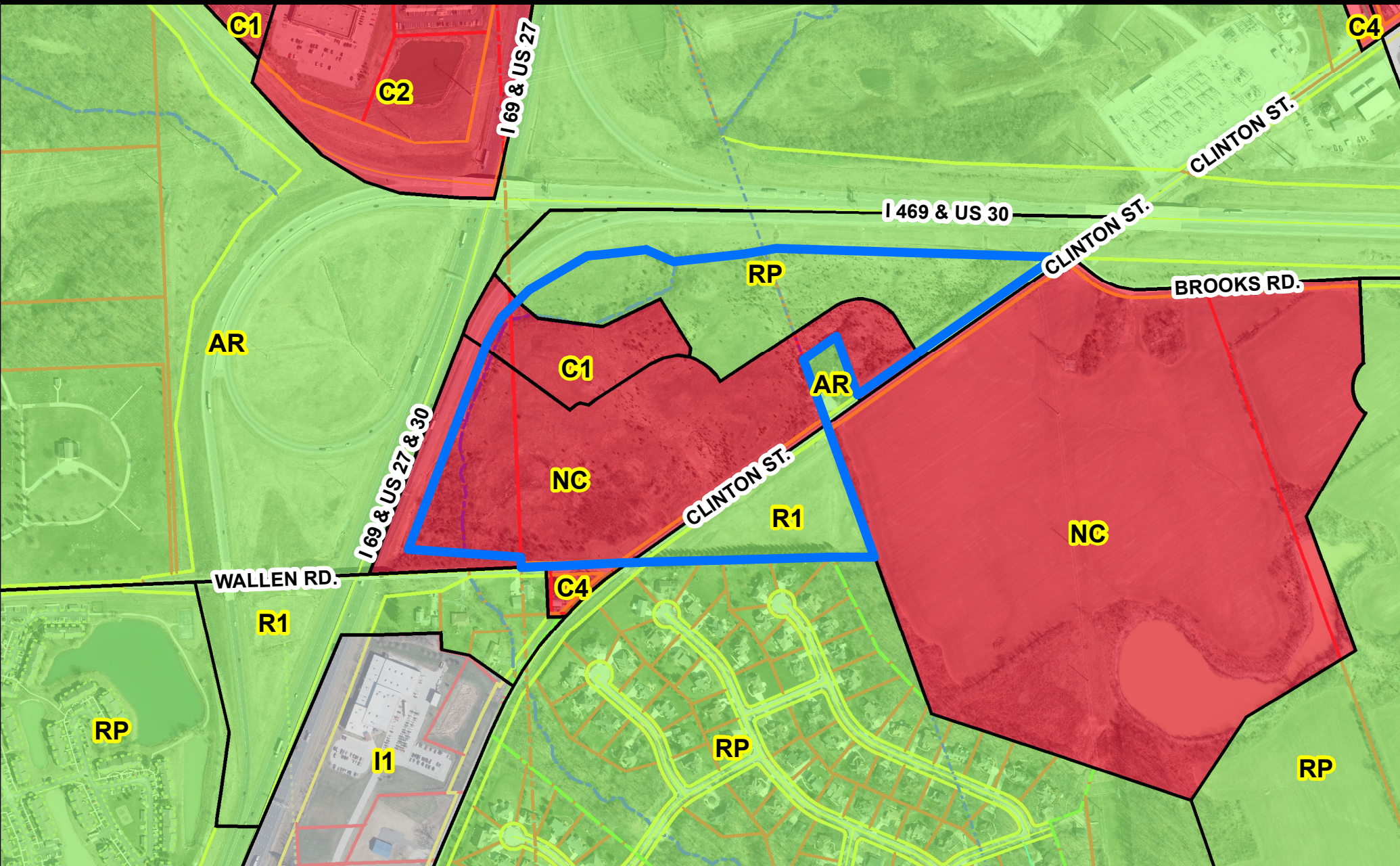
Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 11/16/2022

0 125 250 Feet



1 inch = 500 feet



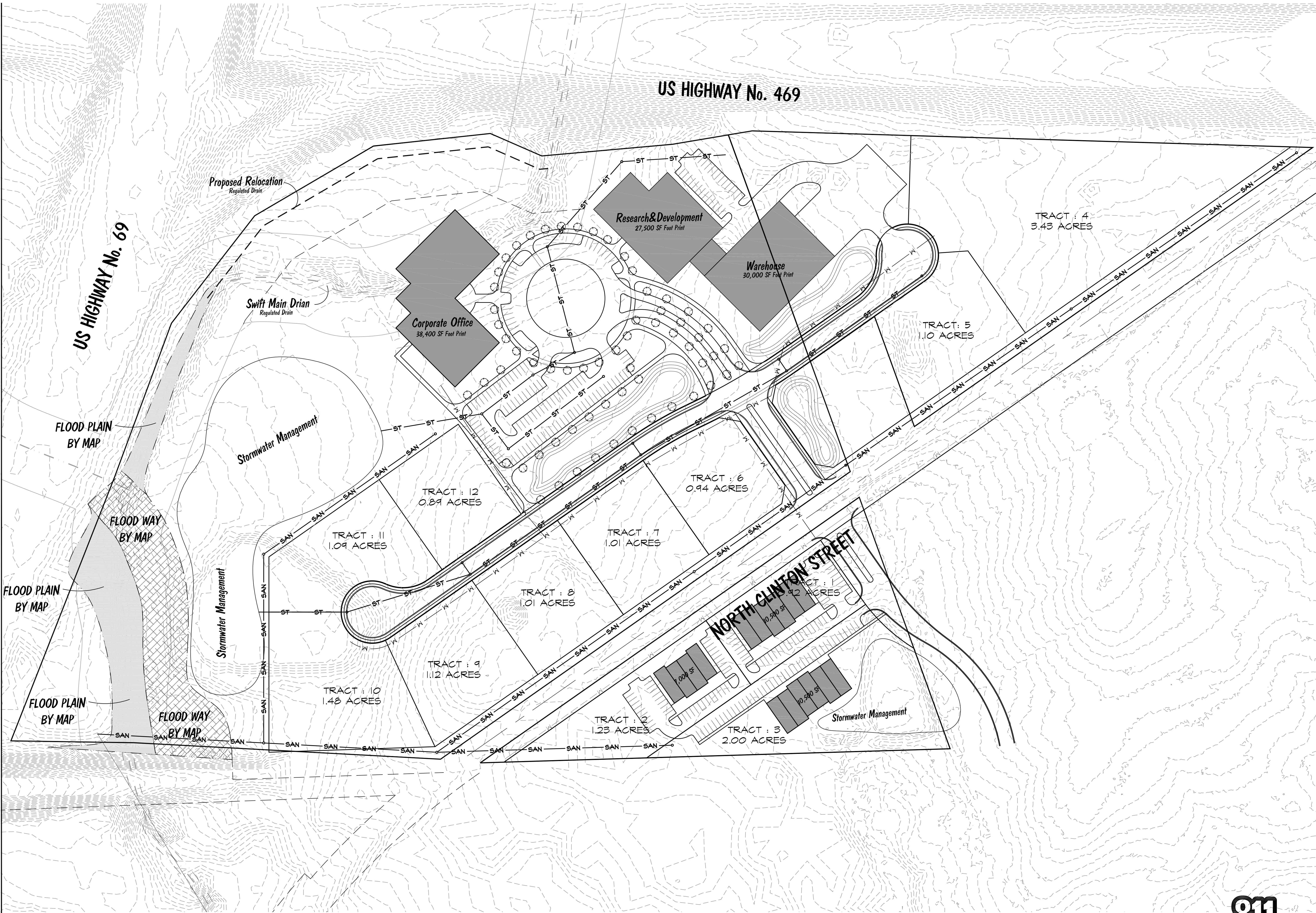
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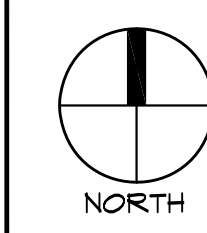
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0 125 250 Feet



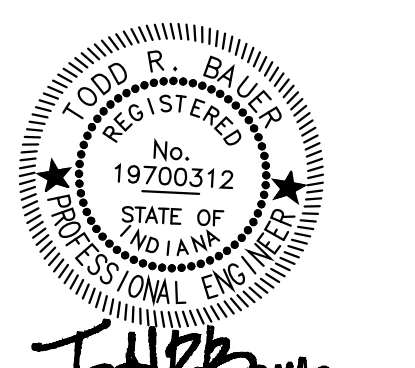
1 inch = 500 feet



 **Primary Development Plan**
Scale: 1" = 80'

811
Know what's below.
Call before you dig.

ForeSight Consulting, LLC
Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz


Certification:

Todd Plasm
This is an original design created by ForeSight Consulting, LLC. The concepts, ideas, plans and details are the sole property of ForeSight Consulting, LLC. None of the concepts, ideas, plans or details shall be used by or disclosed to an person, firm or corporation for any purpose without the prior written permission of ForeSight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job and ForeSight Consulting, LLC must be notified of variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to ForeSight Consulting, LLC for approval before construction.

Primary Development Plan For:
North Clinton Campus
8923 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number
223445

Date
October 31st, 2022

Title

Sheet Number

PD2

EXPERIENCE. INNOVATION. RESULTS.

PROJECT DEVELOPER:

Tippmann Group
9009 Coldwater Road,
Fort Wayne, Indiana 46825
260.490.3000 phone

PROJECT CIVIL ENGINEER/SURVEYOR:



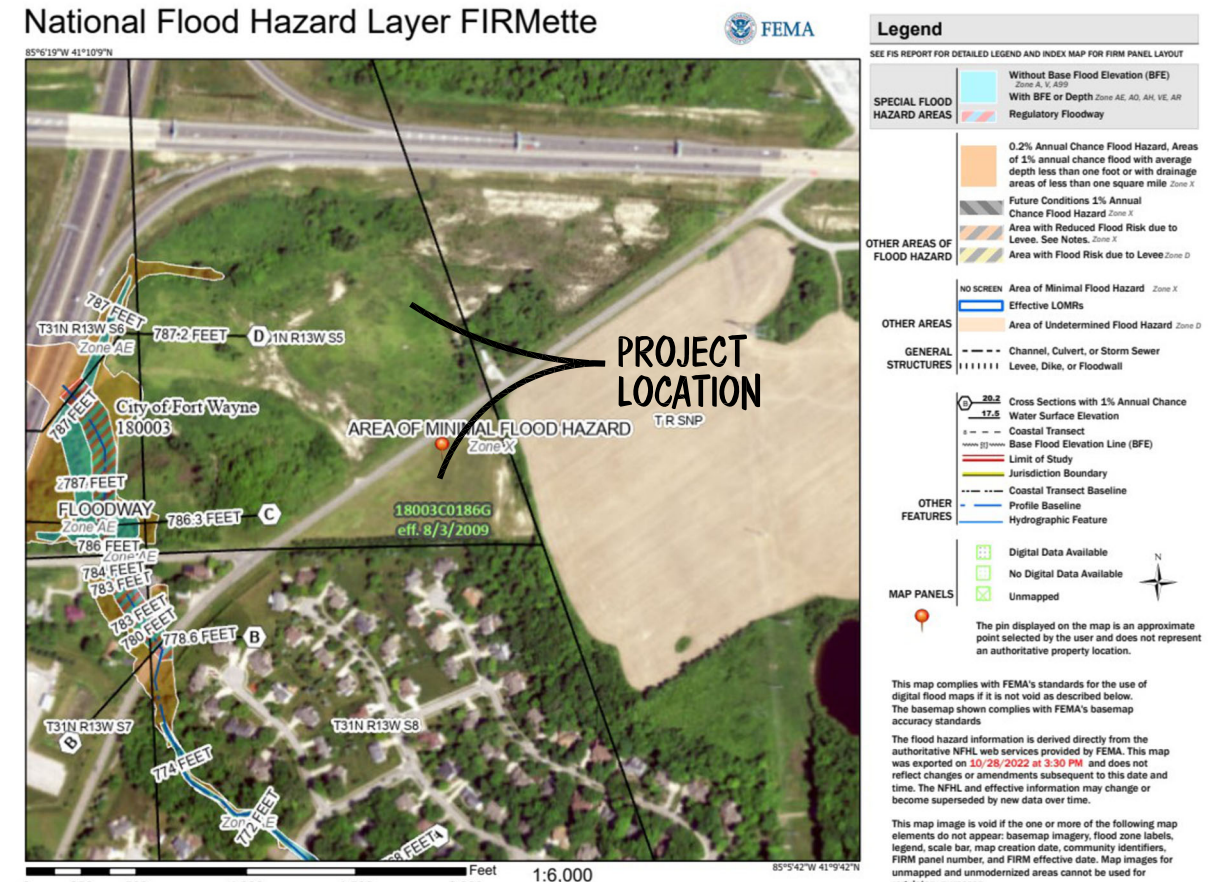
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Primary Development Plan For: North Clinton Campus

8923 North Clinton Street, Fort Wayne, Indiana 46825



Site Location Map
NOT TO SCALE



Site Flood Rate Insurance Map
NOT TO SCALE



National Wetland Inventory Map
NOT TO SCALE

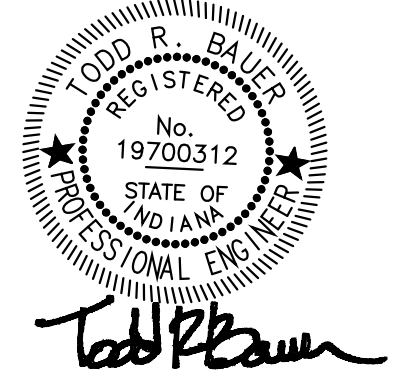
Existing Utility Provider Information	
Water Service	City of Fort Wayne
Sanitary Sewer Service	City of Fort Wayne
Electric	American Electric Power
Gas	NIPSCO
Contact Information	
City of Fort Wayne Department of Land Use Management-Michelle Wood	260-427-1129
City of Fort Wayne Fire Department-Jeremy Elder	260-427-1168
City of Fort Wayne New Water and Sewer Engineering-Carolyn Bokern	260-427-1161
City of Fort Wayne Sewer Engineering Department-Lisa Ramos	260-427-5064
City of Fort Wayne Stormwater Engineering Department-Patrick Joley	260-427-5064
City of Fort Wayne Water Engineering Department-Rick Seals	260-427-5064
City of Fort Wayne Traffic Engineering Department-Kyle Winling	260-427-1172
American Electric Power-Karen Palmer	260-408-1863
Verizon-Amy Heitzman	260-461-3325
NIPSCO-Mike Pruitt	260-439-1408
Comcast-Dawn Leonhardt	765-449-3811

ForeSight Consulting, LLC

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Certification:



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Performed for:

Primary Development Plan For:

North Clinton Campus

8923 North Clinton Street, Fort Wayne, Indiana 46825

Drawing Revisions

Commission Number
223445

Date
October 31st, 2022

Title
Primary Development Plan

Sheet Number

PD1

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